



**PLANNING COMMISSION  
MINUTES**

**November 26, 2019**

**The Planning Commission convened in a regular meeting on November 26, 2019 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701.**

**Chair Kazi called the Commission Meeting to order at 6:08 p.m.**

**Commission Members in Attendance:**

**Greg Anderson  
Claire Hempel  
Fayez Kazi – Chair  
Conor Kenny – Vice-Chair  
Patricia Seeger  
Todd Shaw  
Jeffrey Thompson**

**Absent:**

**Awais Azhar  
Yvette Flores  
Patrick Howard  
Carmen Llanes-Pulido  
James Shieh  
Robert Schneider**

**Don Leighton-Burwell – Ex-Officio  
Ann Teich – Ex-Officio**

**EXECUTIVE SESSION (No public discussion)**

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The Commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

## CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding **items not posted on the agenda.**

Mr. Stuart Hersh – Mr. Hersh discussed matters related to affordable housing.

### A. APPROVAL OF MINUTES

1. Approve the minutes of October 26, 2019, October 29, 2019, November 5, 2019, November 6, 2019, November 11, 2019, and November 12, 2019.

Motion to approve the minutes from October 26, 2019, October 29, 2019, November 5, 2019, November 6, 2019, November 11, 2019, and November 12, 2019 was approved on the consent agenda on the motion by Vice-Chair Kenny seconded by Commissioner Seeger on a vote of 7-0. Commissioners Azhar, Flores, Howard, Llanes-Pulido, Schneider and Shieh absent.

### B. PUBLIC HEARINGS

1. **Zoning:** [C814-2018-0154 - Austin Green PUD](#)  
Location: 11600-12337 Harold Green Road; Austin Green MUD, Elm Creek, Colorado River Watersheds  
Owner/Applicant: Martin Marietta Materials, Inc., (Kate Glaze)  
Agent: MG Realty Investments, LLC (dba Groundwork) (Steven Spears)  
Request: Unzoned to PUD  
Staff Rec.: **Indefinite Postponement request by Staff**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant Staff's request for Indefinite Postponement of this matter was approved on the consent agenda on the motion by Vice-Chair Kenny seconded by Commissioner Seeger on a vote of 7-0. Commissioners Azhar, Flores, Howard, Llanes-Pulido, Schneider and Shieh absent.

2. **Rezoning:** [C14H-2019-0148 - Edward and Connie Rendon House; District 3](#)  
Location: 1705 Haskell Street; East Cesar Chavez NP Area, Lady Bird Lake Watershed  
Owner/Applicant: Historic Landmark Commission  
Request: SF-3-NP to SF-3-H-NP  
Staff Rec.: **Recommended**  
Staff: [Steve Sadowsky](#), 512-974-6454  
Planning and Zoning Department

Motion by Commissioner Seeger, seconded by Vice-Chair Kenny to grant the postponement request by part owner of the subject property to December 10, 2019. Motion approved on a vote of 7-0. Commissioners Azhar, Flores, Howard, Llanes-Pulido, Schneider and Shieh absent.

**3. Code Amendment:** [C20-2014-030 - Central Health](#)

Owner/Applicant: City of Austin

Request: Discuss and consider an amendment to Title 25 of the City Code related to allowable uses, building heights, floor area ratio, and general site development standards for the area relatively located within the Central Health downtown campus.

Staff: [Jerry Rusthoven](#), 512-974-3207  
Planning and Zoning Department

Motion by Commissioner Seeger, seconded by Commissioner Shaw to grant the postponement request by the neighborhood to postpone this item to December 10, 2019 was approved on a vote of 7-0. Commissioners Azhar, Flores, Howard, Llanes-Pulido, Schneider and Shieh absent.

**4. Resubdivision:** [C8-2018-0207.0A - Venkman Resubdivision; District 2](#)

Location: 3400 Comsouth Drive; McKinney NP Area, Carson Creek Watershed

Owner/Applicant: Venkman, LP (Thomas Cripps)

Agent: KBG, LLC (Armando Portillo)

Request: Approval of the Venkman resubdivision, comprised of two lots on 3.6 acres.

Staff Rec.: **Recommended**

Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0207.0A - Venkman Resubdivision located at 3400 Comsouth Drive was approved on the consent agenda on the motion by Vice-Chair Kenny seconded by Commissioner Seeger on a vote of 7-0. Commissioners Azhar, Flores, Howard, Llanes-Pulido, Schneider and Shieh absent.

**5. Site Plan:** [SP-2018-0620C - Austin Humane Society; District 4](#)

Location: 837 E Anderson Service Road Eastbound; St. Johns NP Area, Buttermilk Branch Watershed

Owner/Applicant: Austin Humane Society

Agent: Garrett-Ihnen (Norma Divine)

Request: Approve a Phasing Plan with a start date for the final phase more than 3 years from the Permit Date. Applicant requests 25 years.

Staff Rec.: **Staff recommends 7 years**

Staff: [Randall Rouda](#), 512-974-3338  
Development Services Department

Motion by Commissioner Seeger, seconded by Commissioner Anderson to grant a Phasing Plan with a start date for the final phase no more than 15 years from the Permit Date was approved on a vote of 7-0. Commissioners Azhar, Flores, Howard, Llanes-Pulido, Schneider and Shieh absent.

**6. Final Plat with Preliminary:** [C8J-2016-0112.3A - Stoney Ridge Phase C Section 3A; District 2](#)

Location: 7110 Heine Farm Road; Moores Crossing MUD, Dry Creek East Watershed  
Owner/Applicant: Lennar Homes of Texas  
Agent: Carlson, Brigance & Doering, Inc. (Bill Couch)  
Request: Approve a final plat out of an approved preliminary for 30 lots on 2.663 acres.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2016-0112.3A - Stoney Ridge Phase C Section 3A located at 7110 Heine Farm Road was approved on the consent agenda on the motion by Vice-Chair Kenny seconded by Commissioner Seeger on a vote of 7-0. Commissioners Azhar, Flores, Howard, Llanes-Pulido, Schneider and Shieh absent.

**D. FUTURE AGENDA ITEMS**

*Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.*

**E. BOARDS, COMMITTEES & WORKING GROUPS UPDATES**

[Codes and Ordinances Joint Committee](#)  
(Vice-Chair Kenny and Commissioners Azhar, Anderson and Seeger)

No report provided.

[Comprehensive Plan Joint Committee](#)  
(Chair Kazi and Commissioners: Flores, Llanes-Pulido and Shaw)

No report provided.

[Joint Sustainability Committee](#)  
(Commissioners Schneider and Seeger, *secondary*)

No report provided.

[Small Area Planning Joint Committee](#)

(Commissioners: Hempel, Howard, Thompson and Shieh)

No report provided.

[South Central Waterfront Advisory Board](#)

(Commissioner Anderson)

No report provided.

**ADJOURNMENT**

**Chair Kazi adjourned the meeting without objection on Tuesday, November 26, 2019 at 7:07 p.m.**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Jerry Rusthoven at Planning & Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.